



Town of Moultonborough Zoning Board of Adjustment

Notice of Decision **Request for Special Exception** **Camp Tecumseh/Map 212, Lot 1**

October 20, 2010

Applicant: Camp Tecumseh, Inc.
1906 Johnson Road
Plymouth Meeting, PA 19462

Location: 975 Moultonboro Neck Road, Moultonborough, NH (Tax Map 212, Lot 1)

On October 6, 2010 the Zoning Board of Adjustment of the Town of Moultonborough opened a public hearing on the application of Camp Tecumseh, Inc. (hereinafter referred to as the “Applicant” and/or “Owner”) for an application for Special Exception under Article VI (D) to allow for construction of an 8,490 sq.ft. commercial recreational structure in the Agricultural Residential (AR) Zoning District.

Based on the application, testimony given at the hearing, and supporting documentation and plan(s), the Board hereby makes the following findings of fact:

- 1) The property is located at 975 Moultonboro Neck Road (Tax Map 212, Lot 1)
- 2) The applicants are the owners of record for the lot.
- 3) The lot is located in the Agricultural Residential (AR) Zoning District.
- 4) The applicants were represented at the hearings by Dave Dolan, of David M. Dolan Associates, P.C..
- 5) The applicants are proposing to construct an 8,940 sq.ft. sports building for recreational purposes of the guests at Camp Tecumseh.
- 6) All travel on the property to and from the proposed structure will be by foot.
- 7) There is to be no parking near the proposed building.
- 8) The building will serve as a recreational facility to include uses such as basketball and a wood shop in the structure.

- 9) The proposed structure will be approx. six hundred (600) feet from Moultonboro Neck Road, six-hundred and fifty (650) feet from the shoreline of lake Winnepesaukee, and one thousand two-hundred (1,200) feet from the nearest abutter.
- 10) The proposed building is to be of pre-fabricated construction and will be approx. twenty-five (25) feet tall.
- 11) The applicant's rendering presented at the hearing is to be slightly changed so that the presented red doors will be blue in color.
- 12) The top approx. six (6) to eight (8) feet of the structure may be visible from Moultonboro Neck road.
- 13) The internal access roads are plowed year round.
- 14) The applicant stated that they had spoken to the Fire Chief about the structure and he was ok with the proposed structure.
- 15) The applicant stated that the design of the proposed structure was consistent with other on the site.
- 16) No members of the public wished to speak during the Public Hearing.
- 17) The proposed structure is in an appropriate location for this use.
- 18) The proposed structure will not be incompatible with the character of the neighboring land.
- 19) Property values in the district will not be negatively impacted or reduced due to the construction of the structure.
- 20) Adequate and appropriate facilities are, or will be, provided for the proper operation of the structure and use.
- 21) The proposed structure complies with the minimum land space requirements in the ordinance.
- 22) The capacity of the existing roads and highways is adequate to carry related traffic for the use.
- 23) There is to be no parking for the structure as all traffic to and from it will be by foot from the users of the camp facility.
- 24) The architectural design of the structure is consistent with the character of the surrounding buildings on the site.
- 25) The application meets all of the requirements for a Special Exception under Article VI (D) and VI (E).
- 26) The Zoning Board of Adjustment voted by a vote of four (4) in favor (Stephens, Hopkins, Nolin Heal), and none (0) opposed to continue the Public Hearing to October 20, 2010, and to direct the Town Planner to draft a Notice of Decision to Grant the Special Exception, to be reviewed by the Board at the October 20, 2010 Regular Meeting.

The Board of Adjustment continued the Public Hearing to October 20, 2010. The Board of Adjustment closed the public portion of the hearing on October 20, 2010. Based on the above Findings of Fact, the Board of Adjustment voted by a vote of four (4) in favor (Stephens, Hopkins, Nolin, Zewski), none (0) opposed, to **GRANT** the request for Special Exception.

This decision shall not take effect until thirty (30) days have elapsed and no request for rehearing has been filed in accordance with RSA 677:2, or that if such request has been filed, it has been dismissed or denied, in accordance with RSA 677:3.

Robert Stephens
Chairman, Zoning Board of Adjustment

Date _____